



Twin Falls City Council Agenda

Monday, June 7, 2021, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Members: Suzanne Hawkins, Craig Hawkins, Nikki Boyd, Shawn Barigar, Gregory Lanting, Christopher Reid, Ruth Pierce

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS
- 4) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to accept the Improvement Agreement for the purpose of developing Rose Russell Subdivision.
By: Troy Vitek, Assistant City Engineer
 - b) **ACTION ITEM:** Request to approve Accounts Payable for May 20 thru June 2, 2021.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request to approve May 24, 2021, City Council Minutes.
By: Amy Luna, Finance Administrative Assistant
 - d) **ACTION ITEM:** Request to approve St. Edwards 100th Anniversary of Dedication event.
By: Sergeant Ryan Howe, Twin Falls Police Department
 - e) **ACTION ITEM:** Request to approve Idaho State Golden Gloves Boxing event.
By: Sergeant Ryan Howe, Twin Falls Police Department
 - f) **ACTION ITEM:** Request to approve Kathys Table LLC Alcohol License Application.
By: Amy Luna, Finance Administrative Assistant
 - g) **ACTION ITEM:** Request to accept a three year staged deferral for paving the parking area for property located at 169 Madrona Street.
By: Erin Steel, Staff Engineer
- 5) ITEMS OF CONSIDERATION
 - a) **ACTION ITEM:** Request to accept public right-of-way.
By: Troy Vitek, Assistant City Engineer
 - b) **ACTION ITEM:** Request to apply for the "Learning and Earning/ARPA Grant from the Idaho Commission for Libraries (ICfL).
By: Tara J. Bartley, Director of the Twin Falls Public Library

- c) **ACTION ITEM:** Request to adopt Ordinance #O-2021-011 for a Comprehensive Plan Amendment to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial for property located at approximately 2732 E 4100 N, in the Area of Impact.

By: Jonathan Spendlove, Planning & Zoning Director

- d) **DISCUSSION:** Seeking City Council priorities on the development of the FY 2021-2022 budget.

By: Travis Rothweiler, City Manager

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

To make written comment please go here: <https://forms.tfid.org/Forms/PublicComments> . Comments submitted after 12:00 PM, will not be included in the public hearing record. To call in to the meeting, call 1-208-939-6718, Passcode 666866190#. Calls must be received between 6:00 pm – 6:10 pm on June 7th and will be put into a queue to speak during the Public Hearing portion of the meeting.

- a) **ACTION ITEM:** Request for an Annexation and appropriate Zoning District for property located at the Harrison Street and Clinton Drive Intersection c/o Johnny L. Hanchey on behalf of Eternal Life Christian Center, Inc. (PZ21-0028)

On April 27, 2021, the Planning and Zoning Commission recommended a zoning designation of R4 for the subject property by a vote of 5-0.

9) ADJOURNMENT

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Leila Sanchez (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall:
 - Wait to be recognized by the Mayor or Chairman
 - Approach the microphone/podium
 - State their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
 10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Date: Monday, June 7, 2021
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

ACTION ITEM

Request:

Request to accept the Improvement Agreement for the purpose of developing Rose Russell Subdivision.

Time Estimate:

N/A

Background:

Prior to development, an Improvement Agreement is required. The developer is meeting that requirement with this document.

Approval Process:

Accepting the Improvement Agreement allows the developer to develop the lots. After acceptance of utilities or a financial guarantee provided to the City, the lots can be sold.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of this request will allow the applicant to proceed to develop the property.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the request and authorize the Mayor to sign the Improvement Agreement.

Attachments:

1. Improvement Agreement - Rose Russell Subdivision

IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

This Agreement made and entered into this 6 day of 5, 2021, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Tanner Park LLC hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Storage facility.

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the real property showing ownership of said real property to be in the Developer's name, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner, and;

WHEREAS, Developer desires to develop said real property for the following purposes:

Storage facility.

WHEREAS, the Developer is obligated to construct certain improvements pursuant to City Code Section 10-12-4.2, and;

WHEREAS, the Developer has committed to construct special features as part of the development, and;

WHEREAS, the City has certain policies, ordinances, rules and regulations governing the construction of improvements, and;

WHEREAS, it is in the best interest of the City and Developer to clearly establish in one concise document the policies, ordinances, rules and regulations which apply to developments of the type contemplated herein.

W I T N E S S E T H

That for and in consideration of the mutual promises, conditions, and covenants contained herein the parties agree as follows:

I.

City agrees: (1) to operate and maintain all approved streets, alleys, service roads, excluding state highways, constructed under the terms of this Agreement in any public rights-of-way or easements and which are presently within or subsequently annexed into the City limits. Those streets, excluding state highways, lying outside the City limits and within the City Area of Impact shall be constructed to City standards but shall become the responsibility of the Twin Falls Highway District until such time as they are annexed or a maintenance agreement is signed by the City and the Twin Falls Highway District. (2) To operate and maintain all approved water lines, pressure irrigation lines, storm drainage lines, sewer lines constructed under the terms of this Agreement in any public rights-of-way or easements and to provide water, sewer, and pressure irrigation service to the Developer's real property, subject to all ordinances, rules and regulations governing sewer, water service, and pressure irrigation. (3) To maintain non-pressure irrigation lines only where they cross City streets. (4) Storm water facilities will be maintained in an easement, if there exists a safety hazard the City has an entitlement to maintain. All other maintenance of non-pressurized irrigation lines is the responsibility of the Twin Falls Canal Company or the irrigation users.

II.

In lieu of the actual installation of required public improvements before recording of the final plat, the Council may permit the subdivider to provide a financial guarantee of performance in one (1) or a combination of the following arrangements for those requirements which are over and beyond the requirements of any other agency responsible for the administration, operation and maintenance of the applicable public improvement.

a. Surety Bond

1. Accrual - The Bond shall accrue to the City covering construction, operation and maintenance of the specific public improvement.
2. Amount - the bond shall be in an amount equal to one hundred percent (100%) of the total estimated cost for completing construction of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
3. Term Length – The minimum term length shall be two (2) years or until the bond is released by the City, whichever is later.

4. Bonding for Surety Company - The bond shall be with a surety company authorized to do business in the State of Idaho, acceptable to the City Council.
 5. The escrow agreement shall be drawn and furnished by the subdivider to the satisfaction of the City Council.
- b. Cash Deposit, Certified Check, Negotiable Bond, or Irrevocable Bank Letter of Credit.
1. Treasurer, Escrow Agent or Trust Company - A cash deposit or certified check shall be deposited into the City's development escrow account. After the improvements have been accepted, the funds will be returned. A negotiable bond or an irrevocable bank letter of credit, shall be held by the City until the improvements are accepted.
 2. Dollar Value - The dollar value of the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be equal to one hundred percent (100%) of the estimated cost of construction for the specific public improvements, as estimated by Developer's Engineer and approved by the City Engineer.
 3. Escrow Time - The escrow time for the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be until all required improvements are completed and accepted by the City Engineer.
 4. Progressive Payment - In the case of cash deposits or certified checks, an agreement between the City and the subdivider may provide for progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvement, in accordance with a previously entered into agreement.
- c. Trust Agreements.
1. Per the terms of the trust agreement.
 2. Trust agreement must be approved by City Council.

III.

Developer agrees to retain a Professional Engineer, hereinafter called the Developer's Engineer, licensed by the State of Idaho to perform the following minimum Engineering Services in accordance with Title 10 Chapter 12 Section 4-1 of the City Code:

- a. Prepare a master utility plan showing the location of all existing and proposed utility lines to include but not be limited to sewer, water, gas, electricity, telephone, irrigation, pressure irrigation, and storm sewer.
- b. Prepare detailed plans and specifications for construction of all improvements required by this Agreement and shall include but not be limited to a complete set of construction plans, including profiles, cross-sections, specifications and other supporting data, for all required public streets, utilities and other facilities. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat, and shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the responsible public agencies. All construction plans shall be prepared in accordance with the public agencies' standards and specifications. If improvements are not completed within two (2) years, the Developer shall provide an updated, current version of the updated plans and specifications to current city standards. The Developer may request an extension of the approvals previously given for another two (2) years.
- c. Engineer of record shall notify the City in writing of schedule before construction begins.
- d. Perform construction surveying, staking, testing, inspection and administer the construction of all facilities required by this contract.
- e. Submit all test reports, inspection reports, change orders and construction diaries to the City Engineer every week during the construction of the development or subdivision.
- f. Prepare and submit an updated copy of the enclosed development and subdivision checklist to the City Engineer every week during the construction of the development or subdivision, and also upon completion of the project.
- g. Submit to the City Engineer the final plans, and master utility plan for the City records showing any approved changes to the original plans and specifications. A permanent drawing in ink on approved Mylar sheets and an electronic media copy

of the plans in current ACAD using City standard format shall be provided within thirty (30) days after completion of the project.

- h. Submit a letter upon completion of construction stating that the work has been constructed in conformance to the plans and specifications, with the certification by the Developer's Engineer that improvements were constructed to the lines and grades shown.

The above work shall be subject to the approval of the City Engineer.

The City agrees to provide asphalt pavement confirmation testing for conformance with City standards, but it shall be the responsibility of Developer's Engineer or other certified individuals to provide all necessary quality control and required testing during construction. All tests shall be taken at a frequency based upon Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings.

The Developer agrees to: (1) allow the City full and complete access to the work (2) provide all materials necessary to conduct all tests (3) supply all water necessary to test pipe joints and (4) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

The Developer shall submit a letter identifying lots and blocks associated with construction phase to the City Engineer upon completion of the project, requesting that the City assume the responsibility for maintenance and operation of all public improvements as stated herein.

IV.

The Developer agrees to obtain a permit or letter of approval from the Twin Falls Highway District or the Idaho Transportation Department (ITD) prior to constructing improvements on their respective right-of-ways. The original or a certified copy of said permit or letter shall be submitted to the City Engineer prior to beginning of construction thereon.

V.

The Developer agrees to dedicate rights-of-way to the public for the development of all streets and alleys in accordance with the City Transportation Master Plan and to dedicate easements for the maintenance and operation of all public utilities. The size and location of said rights-of-way and easements shall be determined by the City Engineer.

VI.

The Developer and the City agree that the improvements listed herein are required unless specifically waived by action of the City Council and that said improvements will be constructed on any public rights-of-way or easements approved and accepted by the City Council all as designed by the Developer's Engineer and approved by the City Engineer and in accordance with standards established by the City Engineer and that all required improvements will be completed in a timely manner. If improvements are not completed within two (2) years, the Developer shall provide an updated, current version of the developer's agreement and financial guarantee for City Council consideration along with updated plans and specifications to current city standards. The Developer may request an extension of the approvals previously given for another two (2) years.

VII.

The Developer agrees to pay the total actual costs of all materials, labor and equipment necessary to completely construct all of the improvements required herein, except those costs specifically shown to be paid by the City and to construct or contract for the construction of such improvements.

VIII.

Developer agrees to pay the total extra cost of all additional materials, labor and equipment necessary to construct any streets the City requires to be wider or deeper than a standard street or any water, sewer lines, or pressure irrigation the City requires to be larger than the size required to properly serve the development. The requirement for wider and deeper streets shall be based on the Transportation Master Plan. Requirements for larger water, sewer and pressure irrigation lines shall be based on the citywide sewer, water, and pressure irrigation system sizing guidelines and based on modeling, if applicable.

IX.

The City shall provide no compensation for the cost of an oversize water, sewer line, and pressure irrigation. In the case of water, sewer, or pressure irrigation lines extended adjacent to or outside the limits of development, the Developer shall be eligible for payback from adjacent property owners pursuant to Ordinance No. 2979. The Developer shall also be eligible for compensation when a private developer extends or connects to any water, sewer, pressurized irrigation or street system previously installed by private developer, pursuant to Resolutions 2017-13.

X

Developer agrees to request in writing that the Developer's Engineers make the inspections required herein and the Developer or his Contractors shall not proceed with the next construction phase until the required inspection is complete and the work has been accepted by the Developer's Engineer, the City Engineer or the Engineer's authorized inspector. All such inspections shall be scheduled in accordance with Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications. Developer agrees to pay all costs resulting from: 1) his failure to properly schedule and request a required test or inspection or 2) proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials as required by the Developer's Engineer or the City Engineer. Any such defective work whether the result of poor workmanship, use of defective materials, damage through carelessness or any other cause, shall be removed within ten (10) days after written notice is given by the Developer's Engineer or the City Engineer, and the work shall be re-executed by the Contractor at his expense. The fact that either Engineer may have previously overlooked such defective work or materials shall not be a basis for acceptance of any part of it.

The issuance or approval of plans, specifications and computations shall not be construed as an approval of any violation of any provisions of City code, specifications, standards, policy, or any other ordinance of the City. Approvals of plans that may violate City code, specifications or departmental policies will not be valid.

The approval of construction plans, specifications, and other data shall not prevent the City from thereafter requiring the correction of errors or omissions in said plans or specifications prior to or during actual construction or final acceptance by the City.

The Developer shall remove from all public property all temporary structures, rubbish, and waste materials resulting from their operation or caused by his employees.

The Developer shall guarantee all materials, workmanship and equipment furnished for a period of one (1) year from the date of written acceptance of the work by the City Engineer or authorized representative.

The Developer shall be responsible for any damage to any existing public improvements and shall repair or replace any such damage as required by the City Engineer, during or after completion of this project. The Developer shall submit a Right-of-Way permit and Traffic Control Plan to be approved by the City of Twin Falls prior to any road or sidewalk closures.

XI.

The City and the Developer agree to the following minimum for Required Improvements, City Costs, Required Inspections and to any other improvements, approved or required by the City Council and shown on the approved construction plans.

PUBLIC WAYS

(a) Required Improvements

- (1) Curb, gutter and sidewalk on all public street rights-of-way.
- (2) A standard residential street thirty three feet (33') wide with an eight inch (8") gravel course and two and a half inch (2.5") asphaltic concrete surface course on all public street rights-of-way serving residential use property.
- (3) Residential, private streets, and service roads, private parking and maneuvering will be equal to or greater than the residential street sections as specified in the City of Twin Falls revisions to ISPWC.
- (4) A standard collector street forty eight feet (48'), wide per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings, serving commercial use property or as a collector street. Whenever a street serves an industrial use property the City Engineer will determine the appropriate structural section.
- (5) Arterial typical sections will be designed by the developer's Engineer and approved by the City Engineer.
- (6) A sidewalk, per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings, is required on all public pedestrian rights-of-way. Four foot (4') sidewalks, by special permission of the City Engineer, are allowed by ISPWC and the City of Twin Falls Revisions to the Specifications and Standard Drawings for minor residential streets under certain conditions.
- (7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A portion of land eleven feet (11') in depth behind the curb line will be dedicated as part of any residential development adjacent to arterial and collector streets as Right-of-Way. Within that Right-of-Way the developer shall install a five feet (5') landscape strip with a sprinkler system to the City of Twin Falls Parks and Recreation standards and shall also

install a six foot (6') sidewalk. The landscaping will be maintained by the city and funded through a fee added to the utility bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).

- (8) Street signs and traffic control devices on all public streets.
- (9) Street lights as determined by City policy for street light installation.

(b) City Costs

- (1) The cost of any street signs or traffic control devices installed by the City on new or existing streets.
- (2) The cost of any required street lights (standard luminaires mounted on a wood pole). The Developer shall pay the extra cost of any decorative luminaires or poles. Prior approval will be required, and the cost of maintenance, replacement and power usage will be considered.

(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto

WATER SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 7-8-3, 7-8-10 and 10-12-4.2 water line and fittings eight inch (8") minimum diameter that will transport a flow of water, which will satisfy fire, domestic, other water demands of the development, based upon the City water pipe sizing plan and computer water model. Water line extension shall include connection from the existing City Water System to each building site and fire hydrants and then loop back to the City System in a manner that will provide a properly functioning system approved by the City Engineer, Water Superintendent and Fire Chief. If the development is to be constructed in phases, the water system shall be looped back to the City system during the first phase. Any water main connections closer than 150' to each other will not be considered looped without prior City approval. No dead-end lines will be allowed during any phase of the project.

- (2) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City water distribution network in accordance with existing sizing guidelines.
- (3) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users or creating a critical situation in the suppression of fires.
- (4) Fire hydrant connections and fire hydrants spacing shall comply with the minimum standards set by the Fire Rating Bureau, American Water Works Association, and the International Fire Code. The maximum length of dead end fire lines shall be one hundred and fifty feet (150'). Fire hydrants are required in all developments.
- (5) One water service line shall be constructed to each building site at the time the water mains are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps are not allowed in intersections.

Meters shall be grouped at adjacent side lot lines when possible or at another location if requested by the Developer and approved by the City Engineer and Water Superintendent. Water meter boxes will not be allowed in driveway approaches. Any cost associated in relocating meters from driveway approaches will be the responsibility of the Developer or Lot Owner.

All new water service lines made from new water mains to serve any new development will be the responsibility of the Developer. The developer shall complete all work except when connecting to a live waterline. The City will make the necessary main line taps after payment of the required water connection permit fees.

- (6) One water service line tap, meter box, and service line shall be constructed for each building connected to the City water system. Multi-units less than three may be approved for additional service lines. It is understood and agreed that the City will make all service line taps on live lines, and that the

fee paid by the developer for a Water Connection Permit will reimburse the City for such work. All other work to be completed by the Developer.

- (7) It is further understood and agreed that the City will make all connections to the existing water system. The developer will disinfect the water system and submit testing results to the City prior to making the system live.
- (8) All water valves shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

- (1) None.

(c) Required Inspections

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls Revisions thereto.

WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 7-7-4, 7-7-11 and 10-12-4.2 a waste water collection system (eight-inch (8") minimum diameter) that will transport a flow of waste water, under conditions of maximum and minimum discharge from the development, to the existing City waste water system.
- (2) Waste water sewer lines adjacent to or internal to the development will be sized to continue the orderly expansion of the City Waste Water Collection System in accordance with existing sizing guidelines and computer sewer model.
- (3) Manholes to provide access for maintenance and cleaning of the sewer lines located at any change of grade or alignment of the sewer, at the end of each sewer and spaced not more than four hundred feet (400') apart.
- (4) During construction of the curb the letter S shall be stamped into the top or face of the curb directly in front of the sewer service line location. The impression shall be not less than one and one half inches (4") high.
- (5) All manholes shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

- (1) None.
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto.

STORM DRAINAGE SYSTEM

- (a) Required Improvements
 - (1) Any valley-gutters, ditching, grading or other surface drainage facilities necessary to convey any storm run-off originating from or traversing across the proposed development over the land surface to a point of retention, detention or discharge approved by the City Engineer.
 - (2) Any catch basin, storm sewer and other sub-surface drainage facilities necessary to convey any storm run-off, originating from or traversing across the proposed development, to a point of retention, detention or discharge approved by the City Engineer.
 - (3) If storm run-off cannot be conveyed without causing damage to public or private property or without being an unreasonable inconvenience or hazard to a private individual, a group of individuals, or the general public, the storm drain shall be piped to the retention facility.
 - (4) All retention areas are to be on private property or tracts.

- (b) City Costs

- (1) None.

- (c) Required Inspections and Testing

- (1) The City will inspect all dry wells for geometry and materials. With prior written approval from the City Engineer other individuals may be authorized to inspect the work. Rock will be submitted for approval prior to placement in dry wells. A request for inspection shall be called in, forty eight (48) hours in advance or two (2) working days whichever is greater.

GRAVITY IRRIGATION SYSTEM

- (a) Required Improvements

- (1) Any pipe, boxes or other appurtenances necessary to convey all irrigation water in underground pipe across the development and any adjacent public

property. Irrigation facilities outside an established City irrigation district shall be constructed in an easement on private property except where it is necessary for irrigation water to cross the public right-of-way and all such crossings shall be perpendicular to the center line of said right-of-way unless otherwise approved by the City Engineer due to some unusual condition. Fences will not be located on top of irrigation facilities.

(b) City Costs

- (1) None.

(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto.

PRESSURE IRRIGATION SYSTEM

(a) Required Improvements

- (1) Pursuant to Section 7-8-3 of the City Code, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ZDA. One (1) share of Twin Falls Canal Company Water for each acre of property within the subdivision shall be transferred to the City of Twin Falls before the filing of the final plat for use in the City's pressurized irrigation system.
- (2) Pressure irrigation water mains and fittings shall be six inch (6") minimum diameter or larger irrigation pipe that will transport a flow of water, which will satisfy all irrigation water demands of the development, based upon the computer irrigation water model that the developer's engineer has prepared or found in the current Pressurized Irrigation master plan.
- (3) Pressure irrigation lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the

City Pressure Irrigation water distribution network in accordance with existing sizing guidelines.

- (4) Pressurized irrigation valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users. One pressure irrigation water service line shall be constructed to each subdivision lot site at the time the pressure irrigation water lines are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps will not be allowed in intersection. One Pressure irrigation water service line tap, irrigation box, and service line shall be constructed for each subdivision lot connected to the City pressure irrigation water system.
 - (5) The Developer shall be responsible for all costs incurred in designing and installing the pressure irrigation station. This includes the land, pumps, motors, filters, enclosures, delivery system to the station from the TFCC head gate and away from the station on the historical path, storage, Supervisory Control and Data Acquisition (SCADA) system, and power to the station.
 - (6) All pressure irrigation system plans must be prepared by the Developer's engineer and shall be according to the Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings.
 - (7) The Pressure Irrigation System shall be located within easements, right-of-ways and/or property deeded to the City of Twin Falls.
 - (8) Private Pressure Irrigation Systems shall be located outside City Right-of-Way and within easements. No Public infrastructure will be associated with a private Pressure Irrigation System.
- (b) City Cost.
 - (1) None
 - (c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto.

SPECIAL FEATURES

Pursuant to commitments made by the Developer as conditions of approval of the development, the following special features shall be constructed:

- a) Required Improvements

- b) City Costs

- (1) None.

XIII.

The developer shall submit an Improvement Agreement with each individual construction phase.

The two (2) year time limit, (indicated in Section VI of the Agreement) for completing the required improvements shall begin from the date of the recordation of this agreement. The Developer may request an extension of the approvals previously given for another two (2) years.

XIV.

This agreement shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

XV.

In the event of a breach of Agreement, or should legal action of any kind be taken to enforce the provisions, hereof, the prevailing party shall be entitled to reasonable attorney fees and costs awarded by the Court.

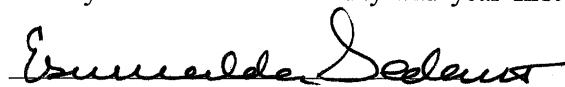
Attest:

CITY OF TWIN FALLS, IDAHO

City Clerk_____
Mayor_____
DeveloperSTATE OF IDAHO)
)ss.
County of Twin Falls)

On this 6th day of May, 2021, before me, the undersigned, a Notary Public for Idaho, personally appeared Derrick R Ellis, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.


Notary Public for Idaho
Residing, Twin Falls

CORPORATION

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the

person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing _____

PARTNERSHIP

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be one of the partners in the partnership of _____, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing _____

NOTICE OF DEVELOPER'S AGREEMENT

NOTICE IS HEREBY GIVEN, that a document entitled "Improvement Agreement for Developers" (hereafter "Agreement") has been executed and filed with the City of Twin Falls, Idaho, for the following named subdivision:

The Agreement imposes certain obligations upon the developer for the development of the subject property, and upon the developer's heirs, successors in interest and lawful assigns. Details of the conditions and obligations may be found by examining or photocopying the Agreement at the Office of the City Engineer, 203 Main Ave E, Twin Falls, Idaho 83301.

CITY OF TWIN FALLS, IDAHO

City Clerk

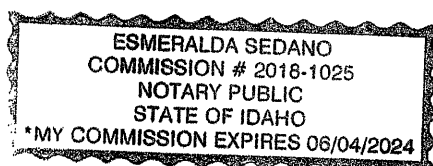
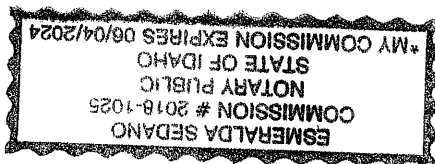
Mayor

Developer

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this 6th day of May, 2021, before me, the undersigned, a Notary Public for Idaho, personally appeared Derrick R. Ellis, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Ernesto J. Cedeno
Notary Public for Idaho
Residing Twin Falls



Twin Falls City Council Minutes

Monday, May 24, 2021, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Suzanne Hawkins, Vice Mayor Ruth Pierce, Council Member Craig Hawkins, Greg Lanting, Christopher Reid & Nikki Boyd.

Absent: Council Member Shawn Barigar

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, City Attorney Shayne Nope, Police Chief Craig Kingsbury, Network Administrator Dee Davidson, Finance Administrative Assistant Amy Luna.

Mayor Hawkins called the meeting to order at 5:00 PM. A quorum was present.

2) PLEDGE OF ALLEGIANCE

Mayor Hawkins invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) PROCLAMATIONS: None

4) CONSENT CALENDAR

Council Member Reid requested Items (i) & (l) to discuss & vote on separately.

Discussion of Item(i):

Council Member Reid: Reported on some noise and lights and wanted to make sure that this would be covered in this permit as well.

P&R Director Davis: Spoke in favor of restrictions.

Mayor Hawkins: What are the hours that they are requesting? Are they serving alcohol?

Council Member Lanting: Spoke about attending this last week.

Mayor Hawkins: Spoke about the changes in volume.

Vice Mayor Pierce: What is the time frame remaining?

Mayor Hawkins: Had told the neighbors that it would be over on May 31, 2021.

Council Member Boyd: Concerned that the request is from the major sponsor.

Council Member Lanting: What time does the park usually close? Is the City receiving any revenue from this?

City Manager Rothweiler: Reported on the time of "dusk" on June 4, 2021. Spoke on the complaints that have been received to date.

Mayor Hawkins: Stated that it is hard to approve something that has not been received. **Vice Mayor**

Pierce: Spoke in favor of reaching out to them of the extended date. Need to preplan this event for next year.

MOTION: Council Member Reid moved to approve the Consent Calendar Item 4(i) as presented. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0

Discussion on Item(l):

Mayor Hawkins: Asked the requestor to discuss the request.

Applicant Explained the Event to Council. This is a free event for the community.

MOTION: Council Member Lanting moved to approve the Consent Calendar Item 4(l) as presented. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0

MOTION: Council Member Lanting moved to approve the Consent Calendar (remaining items) as presented. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0

- a) Request to approve May 10, 2021, City Council Minutes.
- b) Request to approve May 17, 2021, City Council Minutes.
- c) Request to approve Accounts Payable for May 13-19, 2021.
- d) Request to approve the Wells Fargo Credit Commercial Card for April 2021.
- e) Request to approve an Alcohol License for Burnt Lemon Grill, LLC at 1040 Shoshone St. E.
- f) Request to accept the donation of property from the Twin Falls Rural Fire District for the future construction of a new Fire Station #2.
- g) Request approval of Parks and Recreation Commission recommendation to approve a bench donation from Kevin and Debbie Dane.
- h) Request approval of the Findings of Fact and Conclusions of Law for the Comprehensive Plan Amendment to modify the Future Land Use Map.
- i) Request to extend Special Event Permit for Shoshone Falls After Dark to include June 4, 2021
- j) Request to hold the Twin Falls City Parks and Recreation Summer Solstice Youth Tri.
- k) Request to approve the Magic Valley Kid Market.
- l) Request made by Jason Ramsey, representing Lee Family Broadcasting, to hold the Red White and Blue Electric BBQ.
- m) Request to approve the Sippin' at Sunset event.

5) ITEMS OF CONSIDERATION

- a) Presentation of a Certificate of Appreciation to Madison Cummings, Kaitlyn DeBie, Joseph Eyre, Isabel Jacobs, Evan Maughan, and Kenydi Young for their service as members of the Twin Falls Youth Council.
Mayor Hawkins presented Certificates of Appreciation for service as members of the Twin Falls Youth Council.
- b) Formal ceremony promoting Lieutenant Brent Wright to the position of Captain, Sergeant Lucas (Luke) Allen to the position of Lieutenant, and Sergeant Justin Dimond to the position of Lieutenant before the City Council.
Police Chief Kingbury conducted a formal ceremony promoting Lieutenant Brent Wright to Captain, Sergeant Lucas Allen to Lieutenant, and Sergeant Justin Dimond to Lieutenant before the City Council.
- c) Five (5) Minute Presentations from Municipal Powers Outsource Grants (MPOG) Applicants.
City Attorney Nope made a presentation from Municipal Powers Outsource Grants (MPOG) Applicants.

Discussion ensued on the following:

City Manager Rothweiler: Explained the process and program.

Council Member Lanting: Spoke about the history of this process.

City Manager Hawkins: Asked about all or none aspects of the process.

City Manager Rothweiler: Explained all or none.

Each applicant made a short presentation as follows:

C Sport Nation - \$10,000.00

Council Member Lanting: Asked for legal advice on the fact that this location is outside of the City Limits.

Mayor Hawkins: Asked for clarification of the funding use. Struggle with the fact that the City already offers a baseball program.

Council Member Boyd: Asked about the little league name and how they got it.

Mayor Hawkins: what age group does this involve? How has this competed with Cal Ripken?

Vice Mayor Pierce: What would the rest of the money be used for?

Interlink Vol. Caregivers - \$9,500.00

Council Member Reid: Asked for an explanation of the match with ITD.

Mayor Hawkins: Will the money from this grant be used for administration costs?

LINC - \$10,000.00

Magic Valley Arts Council - \$9,700.00

Council Member Lanting: Commented about a former participant.

Mayor Hawkins: Asked for a breakdown of the requested funds.

Valley House - \$10,000.00

Council Member Boyd: would the sidewalks be required for the new building. Council

Member Reid: Are there any existing sidewalks?

Mayor Hawkins: Would this be something that we could use CARES funds for?

Wellness Tree - \$9,675.00

YMCA - \$8,000.00

Council Member Reid: Asked for clarification on low-income applicants.

Council Member Boyd: Asked for clarification on the Facility, Pool Maintenance & Lifeguard staff.

Mayor Hawkins: Commented on the \$250 cost per child.

Council Member Lanting: Commented on the expense of the program.

Total MPG Grants: \$66,875.00

Discussion ensued on the following:

Council Member Lanting: Spoke in favor of funding all seven applicants.

Council Member Hawkins: Spoke in favor of the applications.

Council Member Reid: Thanked all applicants. Would only question C Sport Nation as the City already have a program.

Council Member Boyd: Spoke on how tough this is and how many are life-saving services.

City Manager Rothweiler: Explained how the Council can go forward.

Council Member Boyd: Could we entertain a second round?

Mayor Hawkins: Will you still be a 503c organization when you change (YMCA).

Vice Mayor Pierce: Spoke about the conflicting aspect of the C Sport Nation.

Mayor Hawkins: Spoke about the C Sport Nation application and future scholarships would like to see more data. Felt that the YMCA is asking for broad use of funds.

City Manager Rothweiler: Shared that the C Sports Nation is not competing with the City's program.

Mayor Hawkins: Could they do the lessons at Dierke's Lake?

City Manager Rothweiler: Explained the complexity of this option.

Council Member Boyd: Talked about swimming lessons and the training that goes with this type of program.

MOTION: Council Member Lanting moved to approve Interlink Vol Caregivers, LINC, Magic Valley Arts, Valley House & Wellness Tree MPOG Grants. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0

MOTION: Council Member Reid moved to approve the YMCA MPOG Grant. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0

MOTION: Council Member Lanting moved to approve the C Sport Nation MPOG Grant. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted. Motion failed 3 to 3.

- d) Request to provide feedback on the potential of entering into an agreement with a vendor to provide e-scooter rentals in Twin Falls.

Deputy City Manager Humble requested feedback on the potential of entering into an agreement with a vendor to provide e-scooter rentals in Twin Falls.

Discussion ensued on the following:

Council Member Boyd: Commented on being in places that offer this but unsure about this on our trails. Need safety measures before allowing on the trails which we do not have in place currently.

Council Member Reid: Expressed his concerns for this. Not interested at this time.

Mayor Hawkins: Spoke against this proposal.

Council Member Lanting: Spoke against this proposal.

Council Member Hawkins: Spoke against this proposal.

6) GENERAL PUBLIC INPUT

Citizen Ron Yates spoke about the fireworks in the City of Twin Falls.

Citizen Pam Yates spoke about fireworks and the enforcement of state laws.

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Hawkins spoke about the Historical Preservation Committee's plans.

City Manager Rothweiler reminded all that there will not be a council meeting on May 31, 2021, due to the Memorial Day holiday.

Council Member Lanting spoke about the concerns that Mr. & Mrs. Yates brought forward.

Mayor Hawkins reminded the Yates to write to their representatives.

Council Member Reid is in favor of writing a letter and putting this issue on a future agenda.

Mayor Hawkins asked if the Yates have contacted the County Commissioners.

8) PUBLIC HEARINGS: None

9) ADJOURNMENT

- a) ADJOURN TO Executive Session 74-206 (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student; and
Executive Session 74-206(c) To acquire an interest in real property which is not owned by a public agency.

MOTION: Council Member Reid moved to Adjourn to Executive Session 74-206(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student: and Executive Session 74-206(c) to acquire an interest in real property which is not owned by a public agency. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

The meeting adjourned at 07:25 PM

Amy Luna, Finance Administrative Assistant



Date: Monday, June 7, 2021

To: Honorable Mayor and City Council

From: Sergeant Ryan Howe, Twin Falls Police Department

Request:

Consideration of a request to approve St. Edwards 100th Anniversary of Dedication event.

Time Estimate:

Consent Calendar.

Background:

Rosa Davila of Saint Edward's Church has submitted a special event application requesting to hold the St. Edwards 100th Anniversary of Dedication event to include City Park and a closure of 6th Avenue East. This event is scheduled to take place on Sunday, June 27th, 2021 from 2:00 p.m. to 7:00 p.m.

Upon the completion of the Mass at St. Edward's, parishioners will come to the park for a barbeque and social.

There will be tours offered at half hour intervals of the church with a guide and an exhibit set up at our parish hall of the past 100 years.

Announcements will be made from the band shell as well as a choir singing. Some recorded music will be used.

The event organizer has been advised to contact a traffic control company to accomplish the road closure compliant with the Manual on Uniform Traffic Control Devices (MUTCD).

Setup in the park will begin at 10:00 a.m. and cleanup after the event should be completed at 9:30 p.m.

The organizer recognizes that this event is approved contingent upon current COVID 19 regulations and recommendations. The City of Twin Falls reserves the right to cancel or postpone this event for the safety of participants and the citizens of Twin Falls. If this event is approved, the organizer will take all required precautions to safeguard those attending the event and may be required to implement additional safety measures as deemed necessary by Twin Falls City Staff.

Approval Process:

Council Approval

Budget Impact:

There is no budget impact for this event.

Regulatory Impact:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

Attachments:

None



Date: Monday, June 7, 2021

To: Honorable Mayor and City Council

From: Sergeant Ryan Howe, Twin Falls Police Department

Request:

Consideration of a request to approve Idaho State Golden Gloves Boxing event.

Time Estimate:

Consent Calendar.

Background:

Jason Samargis of Family Boxing and Fitness has submitted a special event application requesting to hold the Idaho State Golden Gloves Boxing Event. This event is a USA boxing sanctioned event and is scheduled to take place on Saturday, June 12th, 2021 from 2:00 p.m. to 10:00 p.m.

The event will be held in the parking lot of Family Boxing and Fitness at 510 2nd Avenue South.

The event organizer estimates that there will be less than 500 individuals in attendance, including participants, spectators, and officials. This requires a special event permit because amplified sound will be used during the event.

The organizer recognizes that this event is approved contingent upon current COVID 19 regulations and recommendations. The City of Twin Falls reserves the right to cancel or postpone this event for the safety of participants and the citizens of Twin Falls. If this event is approved, the organizer will take all required precautions to safeguard those attending the event and may be required to implement additional safety measures as deemed necessary by Twin Falls City Staff.

Approval Process:

Council Approval

Budget Impact:

There is no budget impact for this event.

Regulatory Impact:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

Attachments:

None

Name: _____
Title: _____
Name: _____
Title: _____

Date of incorporation or organization: _____ Place of incorporation or organization: _____

Principal place of business in Idaho: Twin Falls

Owner of premises: Kathy Clements

Name of person who will manage business of selling beer at retail: Kathy Clements

(If a partnership, all partners must sign)

Signature of applicant Kathy Jean Clements

Name: Kathy Jean Clements
Kathy Jean Clements

Birth date: [REDACTED]

Signature of applicant _____

Name: _____

Birth date: _____

Signature of applicant _____

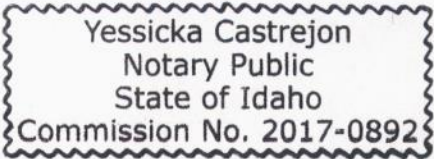
Name: _____

Birth date: _____

Signature of applicant _____

Name: _____

Birth date: _____



Subscribed and sworn to before me this 28 day of May, 20 21

[Signature]

Notary Public for Idaho

Residing at: Twin Falls

Notary Expiration Date: 11.9.2023

For Questions call 208-735-7245 [Click here for the City Code \(Title 3 then Chapter 7,8, & 9\)](#)

Return completed form to: Deputy City Clerk, City of Twin Falls, 103 Main Ave. East, Twin Falls, ID 83301

CITY STAFF USE ONLY:

Approvals:

Planning and Zoning: Yes _____ No _____

Comments:

Police Department: Yes _____ No _____

Comments:

City Clerk: Yes _____ No _____

Comments:

Idaho State Police

Cycle Tracking Number: 126315

Premises Number: 2T-31007 **Retail Alcohol Beverage License**

License Year: 2022
License Number: 31007

This is to certify, that Idaho Olive & Grape
doing business as: Idaho Olive & Grape

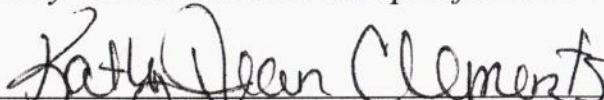
is licensed to sell alcoholic beverages as stated below at:
1732 Eldridge Avenue, Twin Falls, Twin Falls County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Kegs to go	No
Growlers	No
Restaurant	No
On-premises consumption	No
Multipurpose arena	No
Plaza	No

TOTAL FEE: \$150.00


Signature of Licensee, Corporate Officer, LLC Member or Partner

IDAHO OLIVE & GRAPE
IDAHO OLIVE & GRAPE
1732 ELDRIDGE AVENUE

TWIN FALLS, ID 83301
Mailing Address

License Valid: 07/01/2021 - 06/30/2022

Expires: 06/30/2022


Director of Idaho State Police



05/27/2021
13:48:48

TWIN FALLS COUNTY
INDEX & RECORDING

Receipt No: 325680

Received From: Idaho Olive & Grape
1732 Eldridge Avenue
Twin Falls, Idaho 83301

Payment Breakdown
Cash & Coin:
Check: 125.00 #: 1512
Credit Card:

Received on 05/27/2021

Received For	Cost Each	Quantity	Cost
BEER LICENSE-RETAIL NOT TO BE	25.00	1	25.00
WINE LICENSE BOTH RETAIL & BY	100.00	1	100.00
Receipt Amount:			125.00

Related Instrument/Case No. 2022045

Received by: AROCK

for: KRISTINA GLASCOCK
County Clerk, Auditor



City of Twin Falls
203 Main Avenue East
P.O. Box 2469
Twin Falls, ID 83303-2469

06/01/2021

09:03 AM

Kathys Table
000000

Kathys Table Alcohol Lic
ense
Total

250.00
250.00

Cash

0.00

OKR Sta 3 1516

250.00

Change

0.00

Cashier: rsparrow
Receipt # 02745476

Station: BRNDR02



Date: Monday, June 7, 2021
To: Honorable Mayor and City Council
From: Erin Steel, Staff Engineer

ACTION ITEM

Request:

Request to accept a three year staged deferral for paving the parking area for property located at 169 Madrona Street.

Time Estimate:

Consent Calendar

Background:

The owners of the property wish to change the use of the building located at 169 Madrona Street. This change of use requires all Required Improvements as found in City Code 10-11-1 (4). The owner is requesting the City Council to allow his parking lot to be paved over three years with a one third portion of work being completed every year. This staged deferral is allowed as outlined in code section 10-11-1. Staff has reviewed the owners request and agrees the owners desire to pave one-third of the lot every year for three years meets the requirements of section 10-11-1.

Approval Process:

The City Council has the authority to allow the staged deferral. A majority vote is required to approve the multi-year improvement Deferral Agreement and authorize the Mayor to sign.

Budget Impact:

No budget impacts associated with this approval.

Regulatory Impact:

None

History:

None

Analysis:

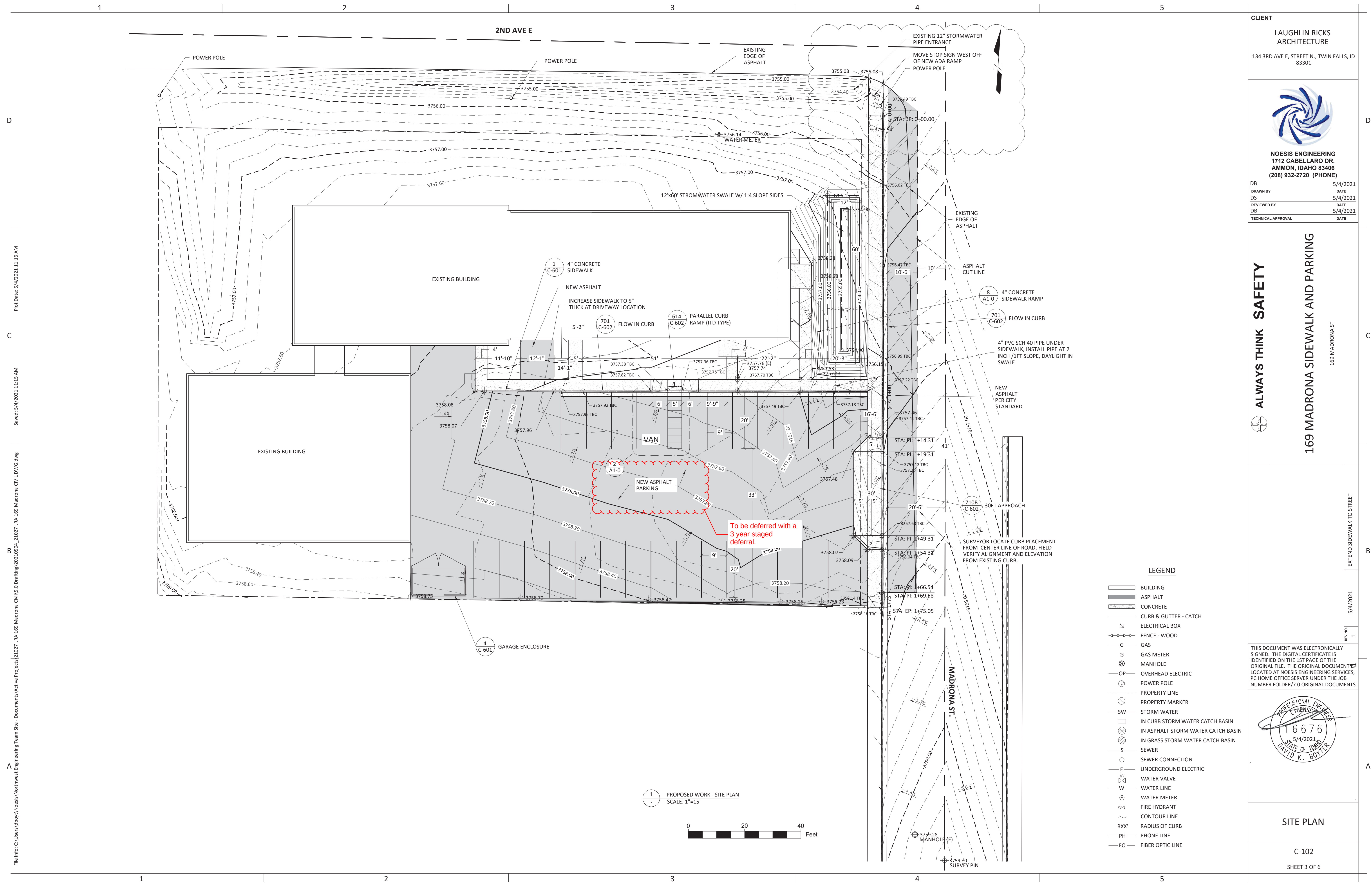
N/A

Conclusion:

Staff Recommends the Council approve the request and allow the Mayor to sign the multi-year Improvement Deferral Agreement.

Attachments:

1. Pages from 20-5129 169 Madrona St - CO #2 Civil Drawings
2. Multi-year deferral (parking lot) 050721



MULTI-YEAR IMPROVEMENT DEFERRAL AGREEMENT

This Agreement made and entered into this 7th day of May, 2021, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City", and WGR Investments LLC, hereinafter called "Developer", for the purpose of construction certain improvements on property sought to be developed.

WHEREAS, Developer certifies that he is owner in fee simple or the authorized agent of the owner in fee simple of the following described real property:

See Attached
; and,

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the above described real property, marked Exhibit 'A', showing ownership of said real property to be in Developer, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above-described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner; and

WHEREAS, Developer desires to develop said real property in the following manner: Under building permit #20-512 (shell & core), the building has been upgraded with regards to electrical, bathrooms, ADA and cosmetics and split into three individual suites. Tenant Improvement permit application to be submitted in near future once lease is executed. Separate site permit application has been submitted in anticipation of tenant occupancy request, including curb/gutter/sidewalk along Madrona and parking lot improvements. Site improvements requested as part of tenant occupancy request is a total of \$151,312, of which parking lot is \$76,812. This exceeds 25% of the improvements. Therefore, we are requesting a deferral for the parking lot portion of the site improvements as outlined hereafter.

; and,

WHEREAS, the Developer is obligated to construct certain improvements pursuant to Title 10, Chapter 11 of the Twin Falls City Code; and,

WHEREAS, the City is authorized, pursuant to Twin Falls City Code Section 10-11-1 to defer said improvements for a period not to exceed three (3) years when the cost of the required improvements exceed twenty-five percent (25%) of the cost of the proposed private improvements; and,

WHEREAS, the City Council on _____ agreed to defer construction of the aforementioned improvements,

WITNESSETH, that for and in consideration of the mutual promises, conditions, and covenants contained herein, the parties agree as follows:

I.

City agrees: 1) To defer construction of the required arterial approach until ____N/A____; 2) To defer construction of the required parking area surfacing and striping until _May 1, 2024, (see II below)____; 3) To defer construction of the required lighting until ____N/A____; 4) To defer construction of the required screening until ____N/A____; 5) To defer the construction of the required curb and gutter until ____N/A____; 6) To defer construction of the required sidewalk until ____N/A____; 7) To defer construction of the required landscaping until ____N/A____.

II.

Developer agrees to: 1) Complete construction of the above-listed improvements on the real property described above by the above-listed dates, provided that when construction is performed it will still be required per City Code. If City Code changes in the future and does not require the construction of the parking lot, this Agreement shall be null and void and Developer will not be required to perform the construction.

III.

Developer further agrees that in the event that Developer fails to complete the aforementioned construction, the City may complete the construction at the City's expense and may file a lien against the aforementioned property for expenses incurred by the City in said construction.

IV.

Developer agrees to pay the total actual cost of all materials, labor and equipment necessary to completely construct all of improvements required herein and to construct or contract for the construction of all such improvements.

V.

Developer agrees to request in writing that the City Engineer and any other required department of the City make the following inspections and to not proceed with construction until the required inspection is complete and the work has been approved in writing by the City Engineer or his authorized inspector. All such inspections shall be scheduled fifteen (15) days prior to beginning work and the request for an inspection shall be make one working day before the required inspection. Developer agrees to pay all costs resulting from his failure to properly schedule and request a required inspection or from proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials, all as required by the City Engineer.

Required inspections shall include: 1) approval of all materials before inspection; 2) approval of forms and gravel base before pouring any concrete curb-gutter or sidewalk; and 3) approval of all finished improvements.

VI.

The Developer agrees to: 1) allow the City full and complete access to the construction; 2) provide all materials necessary to conduct all tests; and 3) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

VII.

Developer agrees to obtain any necessary permits from the Twin falls Highway District or the State of Idaho Department of Highways prior to constructing improvements on their respective rights-of-way if said permits are required by the aforementioned agencies. A certified copy of said permit or the original of said permit shall be submitted to the City prior to beginning construction thereon.

This Agreement shall be recorded and shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

In the event of a breach of this Agreement, or should legal action of any kind be taken to enforce the provisions hereof, the prevailing party shall be entitled to reasonable attorney fees and costs awarded by the Court.

CITY OF TWIN FALLS, IDAHO

BY _____
Mayor
DEVELOPER

STATE OF IDAHO
On this ____ day of _____,
20____, before me a notary public
in and for said State, personally
appeared

known to me to be the person who
name subscribed to the within
instrument, and acknowledged to me
that _____ executed
the same.

Notary Public
Residing at Twin Falls, Idaho

STATE OF IDAHO
On this ____ day of _____,
20____, before me a notary public
in and for said State, personally
appeared

known to me to be the person who
name subscribed to the within
instrument, and acknowledged to me
that _____ executed
the same.

Notary Public
Residing at Twin Falls, Idaho

Real Property Description

Real Estate	169 Madrona Street Twin Falls, Idaho 83301
Parcel Number	RPT4801002001B (Twin Falls County)
Latitude/Longitude	42.549824, -114.45099
Land Size	0.95 acres
Building Size	14,650sf



Date: Monday, June 7, 2021
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

ACTION ITEM

Request:

Request to accept public right-of-way.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

The Community Council of Idaho is developing El Milagro Subdivision. One of the subdivision requirements is to dedicate an additional 6 feet of right-of-way to the City of Twin Falls. This Public Right-of-Way Deed takes care of that requirement.

City code states all property dedicated to the City must be accepted by the City Council.

Approval Process:

A majority vote of the Council is required to approve this request.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the Council approve the request as presented.

Attachments:

1. Public Right-of-Way Deed - El Milagro
2. El Milagro Plat

PUBLIC RIGHT-OF-WAY DEED

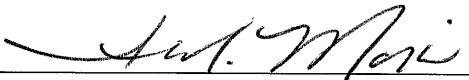
Community Council of Idaho, Inc., an Idaho Nonprofit Corporation (Grantor), does hereby grant, convey and dedicate fee simple title to the public as public right of way under the jurisdiction of the City of Twin Falls, 203 Main Avenue East, Twin Falls, Idaho 83301, (Grantee) a permanent and perpetual public right-of-way, for construction, continued operation, maintenance, repair, alteration, inspection and replacement of a public street and utilities, and legally described as follows:

(See attached Exhibit A - Legal Description)

And the said Grantor does hereby covenant that the Grantor is the owner in fee simple of said premises; that they are free from encumbrances, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed and delivered this 9 day of April, 2021.

Community Council of Idaho, Inc., an Idaho Nonprofit Corporation


Irma Morin, Chief Executive Officer

ACCEPTANCE OF PUBLIC RIGHT-OF-WAY

The City of Twin Falls does hereby accept dedication of the public right-of-way.

Suzanne Hawkins, Mayor of the City of Twin Falls

STATE OF IDAHO

) ss.

County of Twin Falls

On this 9 day of April, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Irma Morin, Chief Executive Officer of Community Council of Idaho, an Idaho Nonprofit Corporation, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



STATE OF IDAHO

) ss.

County of Twin Falls

On this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Suzanne Hawkins, Mayor of the City of Twin Falls, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of the City of Twin Falls.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC

Residing at: _____

Commission expires: _____

LEGAL DESCRIPTION
EL MILAGRO RIGHT-OF-WAY DEDICATION

A tract of land for right-of-way purposes adjoining the East boundary of EL MILAGRO SUBDIVISION NO. 1, as shown on the official plat recorded as Instrument No. 2020-010100 Records of Twin Falls County, Idaho, located in the Southeast One Quarter of the Northeast One Quarter of Section 29, Township 10 South, Range 17 East, Boise Meridian; City of Twin Falls, Twin Falls County, Idaho; more particularly described as follows:

Commencing at a rebar monumenting the East One Quarter Corner of Section 29, Township 10 South, Range 17 East, Boise Meridian, from which a Brass Cap monumenting the Northeast Corner of said Section 29 bears N 00° 39' 03" E a distance of 2,678.68 feet;

Thence, along the East boundary of said Section 29, also being the centerline of Washington Street South, N 00° 39' 03" E a distance of 814.01 feet;

Thence, leaving said East boundary and said centerline, N 89° 21' 54" W a distance of 40.00 feet to a rebar on the existing West right-of-way of said Washington Street South being THE REAL POINT OF BEGINNING;

Thence, leaving said existing West right-of-way and continuing N 89° 21' 54" W a distance of 6.00 feet to a rebar at the Southeast Corner of said EL-MILAGRO SUBDIVISION NO. 1, being on the new West right-of-way of said Washington Street South;

Thence, N 00° 39' 03" E a distance of 399.13 feet along the East boundary of said SUBDIVISION and the new West right-of-way of said Washington Street South, to a rebar monumenting the Northeast Corner of said SUBDIVISION;

Thence, leaving said East boundary and said new West right-of-way, S 89° 23' 37" E a distance of 6.00 feet to the existing West right-of-way of said Washington Street South;

Thence, S 00° 39' 03" W along said West right-of-way a distance of 399.13 to the REAL POINT OF BEGINNING.

Said parcel contains 2,396 square feet or 0.06 acres, more or less and is subject to any existing easements or rights-of-way of record or in use.



REFERENCES

VACATION OF PLAT - INSTRUMENT NO. 223669
 ROS BY ROGER A. KRUGER - INSTRUMENT NO. 2003-011508
 ROS BY FREDDIE L. GARCIA - INSTRUMENT NO. 2018-017093
 ROS BY DODD M. GREER - INSTRUMENT NO. 2015-019031
 SURVEYOR'S AFFIDAVIT BY DODD M. GREER - INSTRUMENT NO. 2020-008920
 CP&F - INSTRUMENT NO. 2014-016982
 CP&F - INSTRUMENT NO. 2011-000350
 ROBERTS-DALY SUB-DIVISION - INSTRUMENT NO. 0000-02353
 VILLA VISTA SUBDIVISION NO. 1 - INSTRUMENT NO. 0000-679848
 MAGIC VALLEY MOBILE HOME SUBDIVISION - INSTRUMENT NO. 0000-824672

MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THROUGH 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET UPON COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE GOVERNING BODY.

LEGEND

- SET WITH 1/2" REBAR WITH PLASTIC CAP HWE 5617
- 5/8" REBAR WITH PLASTIC CAP HWE 5617 TO BE SET UPON CONSTRUCTION COMPLETION OR AS DIRECTED BY GOVERNING BODY
- SUBDIVISION BOUNDARY LINE
- TRACT LINE
- ROADWAY CENTERLINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- SECTION LINE
- (N89°20'57" W) BEARING OF RECORD
- FOUND 5/8" IRON PIN

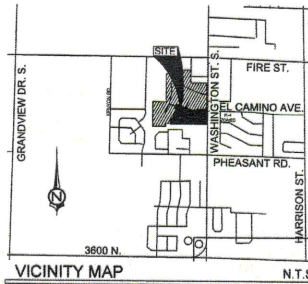
SURVEYOR'S NARRATIVE

THIS SURVEY PLAT OF EL MILAGRO SUBDIVISION NO. 1 WAS PERFORMED AT THE REQUEST OF THE COMMUNITY COUNCIL OF IDAHO, AND THE PURPOSE OF SAID SURVEY WAS TO SUBDIVIDE A PORTION OF THE COMMUNITY COUNCIL OF IDAHO'S PROPERTY LOCATED IN THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO. THE BASIS OF BEARING BETWEEN THE EAST ONE QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 29 WAS TAKEN FROM THE RECORD OF SURVEY, RECORDED AS INSTRUMENT NO. 2015-019031, RECORDS OF TWIN FALLS COUNTY, IDAHO. THE SOUTH BOUNDARY WAS DETERMINED FROM FOUND MONUMENTS SHOWN ON RECORD OF SURVEY, RECORDED AS INSTRUMENT NO. 2015-019031, RECORDS OF TWIN FALLS COUNTY, IDAHO. THE EAST BOUNDARY WAS SET AT FOURTY-SIX FEET (46.00') WEST OF THE EAST BOUNDARY OF SAID SECTION 29, AS REQUIRED BY THE CITY OF TWIN FALLS. THE WEST AND NORTH BOUNDARIES WERE SET AT THE DIRECTION OF THE COMMUNITY COUNCIL OF IDAHO

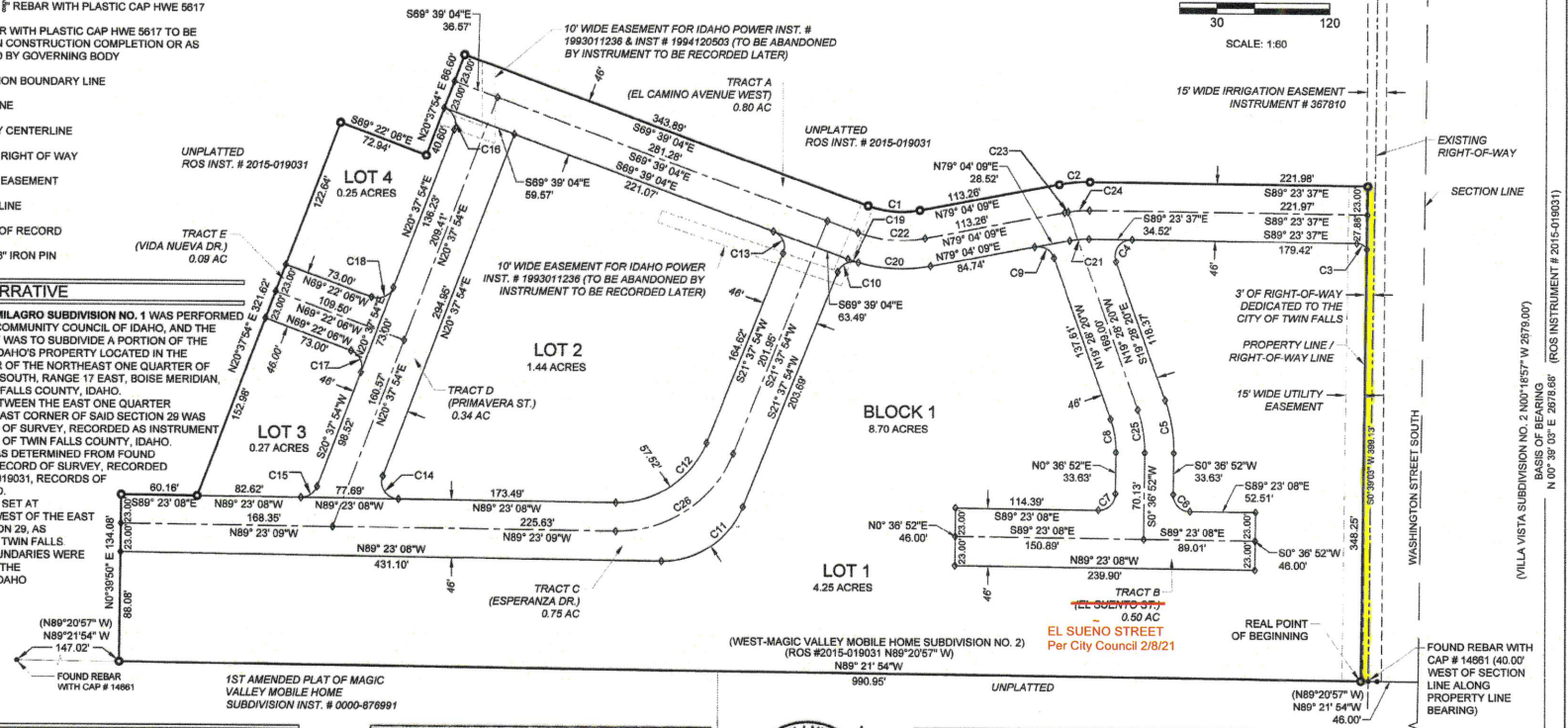
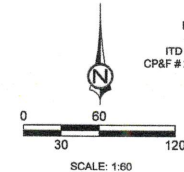
EASEMENT LEGEND

ALL OF PHASE I IS COVERED BY BLANKET EASEMENTS TO IDAHO POWER UNDER INSTRUMENT NUMBERS 367810, 449247, AND 614129, FOR POWER DELIVERY TO THE SITE. (EASEMENTS NOT SHOWN ON DRAWING)

IDAHO POWER HAS A POWER DISTRIBUTION EASEMENT RECORDED AS INST. # 1993011236 AND INST. # 194120503 WHICH WILL BE VACATED WITHIN THE BOUNDARIES OF EL MILAGRO PHASE I SUBDIVISION BY RECORDED INSTRUMENT AFTER THE FINAL PLAT IS APPROVED AND UTILITY INSTALLED. (SHOWN ON DRAWING FOR REFERENCE)



EL MILAGRO SUBDIVISION NO. 1 LOCATED IN A PORTION OF THE SE 1/4 NE 1/4, SECTION 29, TOWNSHIP 10 SOUTH, RANGE 17 EAST BOISE MERIDIAN CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO 2020



CERTIFICATE OF HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

[Signature]
 REHS, SOUTH CENTRAL HEALTH DISTRICT

DATE 4/3/2020



NOTES:

TRACTS A, B, C, D, AND E, ARE NON BUILDING LOTS RESERVED FOR ROADWAY, DRAINAGE, ACCESS, UTILITIES, AND LANDSCAPING. MAINTENANCE OF THE ROADWAY, SIDEWALK, CURB & GUTTER, STORMWATER, AND LANDSCAPING WITHIN THE TRACTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE CITY OF TWIN FALLS, IDAHO SHALL OWN, OPERATE, AND MAINTAIN THE SANITARY SEWER, AND POTABLE WATER UTILITIES WITHIN THE TRACTS. OTHER UTILITIES LOCATED WITHIN THE TRACTS SHALL BE THE PROPERTY OF, AND MAINTAINED BY, THE RESPECTIVE UTILITY COMPANIES.

CURVE TABLES ARE LOCATED ON SHEET 2 OF 2 OF THIS PLAT

TWIN FALLS COUNTY
 Recorded for
 STEVEN ANDERSON
 11:05:57 AM 06-04-2020
2020-010100
 No. Pages: 2 Fee: \$ 22.00
 KRISTINA GLASCOCK
 County Clerk
 Deputy: SBANJAC



Date: June 7, 2021

To: Mayor and City Council

From: Tara Bartley, Director of the Twin Falls Public Library

Request:

Request to apply for the "Learning and Earning/ARPA grant from the Idaho Commission for Libraries (ICfL).

Time Estimate:

5 minutes

Background:

The American Rescue Plan Act designated \$200 million in pandemic response funding for the Institute of Museum Library Services (IMLS). ICfL will receive approximately \$2.4 million of those funds to help support Idaho libraries for equitable access to broadband and quality digital content. ICfL will give a one-time grant opportunity for "Libraries to Keep Students Learning and Adults Earning."

The Twin Falls Public Library would use the money to create areas within the library that allow patrons to connect digitally in a semi-private environment. As traditional meetings have moved to virtual, we recognize the need to have a place to meet and connect.

The library will create workspaces that will have access to broadband and computers. Inside we will add modular glass walls to a 10x20 area, creating two semi-private rooms. They will be furnished with the necessary equipment to allow patrons to work or study virtually. Outside, we will take the empty lot on the east side of the building and add concrete tables. By extending our Wi-Fi to this space, we will create additional telework options.

Approval Process:

The grant funding would be awarded during this fiscal year. The library would need to amend the 2020/2021 budget.

Budget Impact:

The grant request will be approximately \$23,000.



Date: Monday, June 7, 2021
To: Honorable Mayor and City Council
From: Jonathan Spendlove

ACTION ITEM

Request:

Request to adopt Ordinance #O-2021-011 for a Comprehensive Plan Amendment to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial for property located at approximately 2732 E 4100 N, in the Area of Impact.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On April 13, 2021, the Planning and Zoning Commission sent a positive recommendation to the City Council for the Comprehensive Plan Map Amendment to modify the Land Use Map designation from Town Neighborhood and Rural Residential to Commercial.

On May 17, 2021, the City Council heard, deliberated, and approved the Comprehensive Plan Map Amendment to modify the Land Use Map designation from Town Neighborhood and Rural Residential to Commercial located approximately at 2732 E 4100 N, in the Area of Impact.

Approval Process:

In order to enact this ordinance today, Council would need to suspend the rules and place it on third and final reading by motion, and "half + 1" consent.

Budget Impact:

NA

Regulatory Impact:

The passing of this ordinance will modify the Future Land Use Map designation and have potential implications on possible Zoning District changes moving forward.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the modification to the Land Use Map designation process.

Attachments:

1. O-2021-0011 Future Land Use Map Amendment

ORDINANCE NO. O-2021-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ORDERING AN **AMENDMENT** TO THE REVISED AREA OF IMPACT AND COMPREHENSIVE PLAN LAND USE MAP.

WHEREAS, Magic Valley Land, LLC had made application for an amendment of the Revised Area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 13th day of April, 2021, to consider an amendment to the Revised Area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 17th day of May, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That the following described real property located approximately at 2732 E 4100 N, in the Area of Impact, is the subject of a Comprehensive Plan Map Amendment to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial:

"Exhibit A"

"Exhibit B"

SECTION 2. That the Revised Area of Impact and Comprehensive Plan Land Use Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the change in Comprehensive Plan designation of the real property above described.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL

_____, 20____

SIGNED BY THE MAYOR

_____, 20____

Mayor

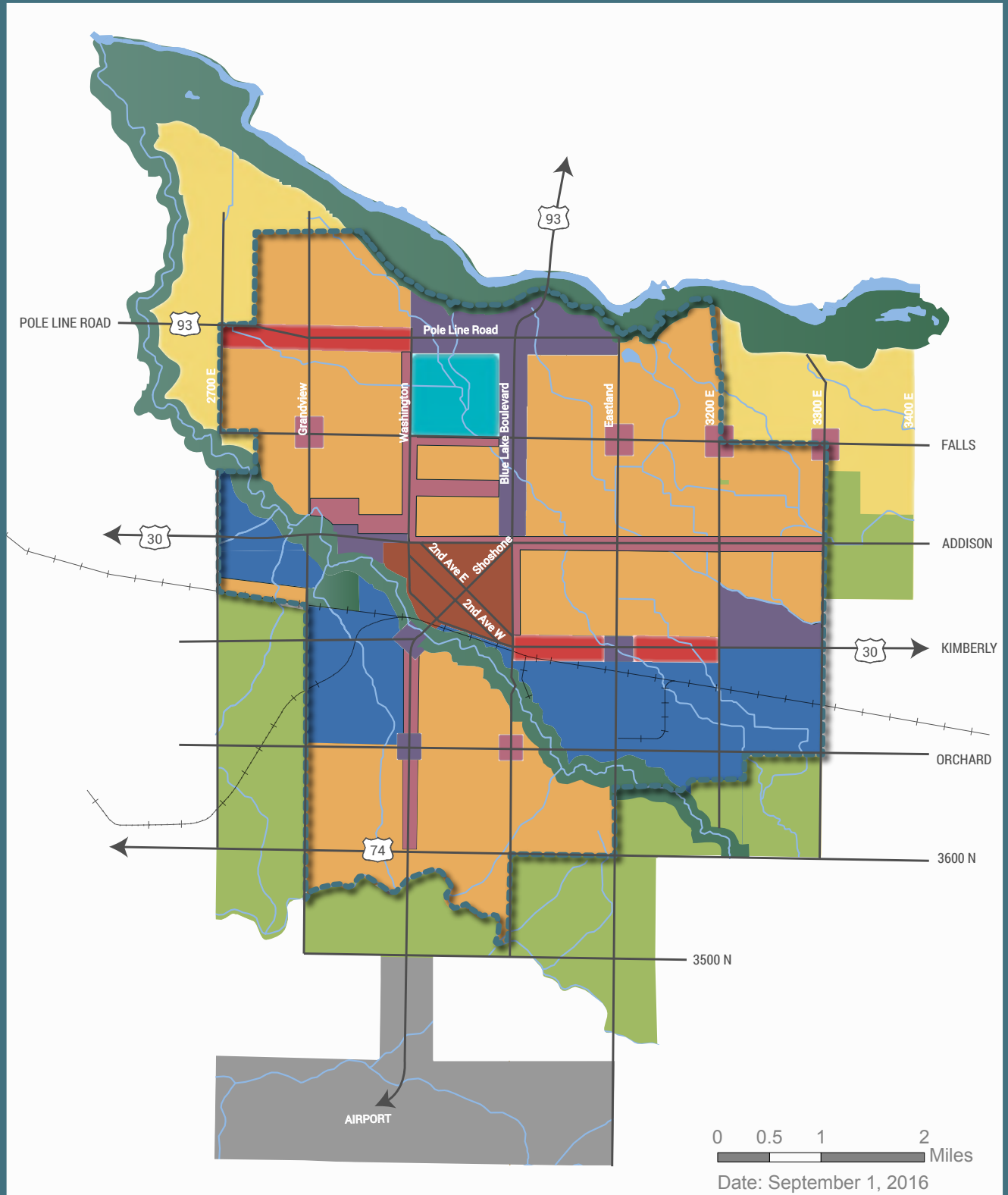
ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

Exhibit A

MAP 3: FUTURE LAND USE MAP



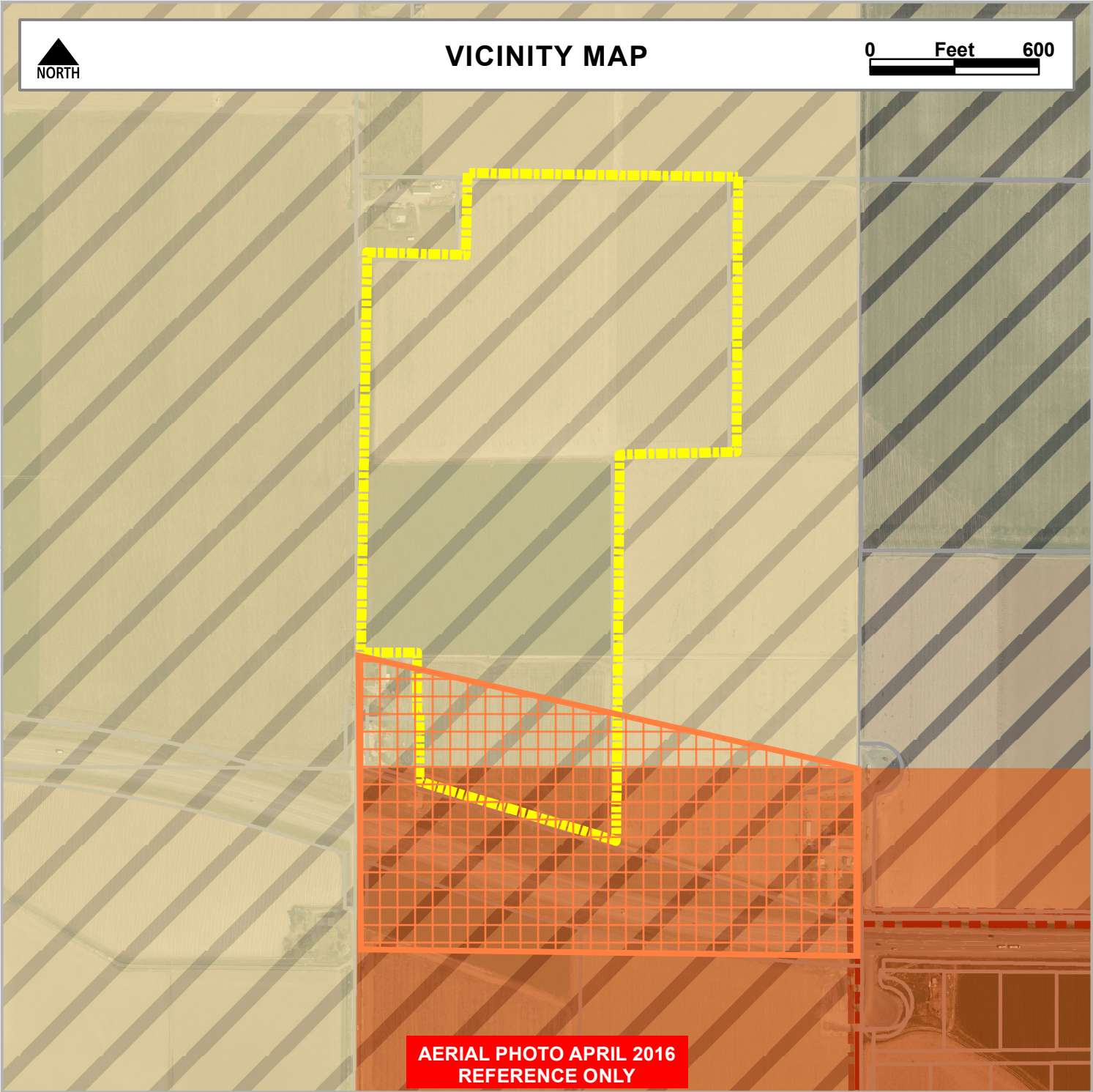
Future Land Use

- | | | | |
|--------------------|-------------------------------------|---------------------------------|-------------------------------|
| Agriculture | Downtown / High Density Residential | Mixed Use | Airport |
| Rural Residential | Commercial | Industrial / Employment / Flex | Natural Areas |
| Town Neighborhoods | Neighborhood Commercial | College of Southern Idaho (CSI) | City Utility Service Boundary |



VICINITY MAP

0 Feet 600



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Commercial

Rural Residential



AOI



Date: Monday, June 1, 2021
To: Honorable Mayor and City Council
From: Travis Rothweiler, City Manager

Request: Seeking City Council priorities on the development of the FY 2021-2022 budget.

Time Estimate: Approximately 30 minutes.

Background:

The purpose of this agenda item is to provide a brief update on the status of the City of Twin Falls' 2021-2022 fiscal year (FY 2022) budget. This is the last step in the budget development process prior to the presentation of the City Manager's recommended budget for FY 2022 in July 2021.

Over the past several years, these preliminary discussions have assisted in guiding and developing previous budget concepts and strategies.

The City views its planning and operations in a strategic manner. Our fiscal, operational and organizational strategies are governed and directed by the City's 2030 Strategic Plan. The strategic plan contains eight vision statements, that when viewed collectively, will allow us to create and maintain an accessible, healthy, learning, environmental, responsible, prosperous, and secure community with a strong internal organization designed to be able meet the needs of our citizens, businesses and visitors. For each focus area, there is a description of the vision for that topic in the year 2030. To review the vision descriptions, please see the City of Twin Falls 2030 Strategic Plan.

The City's leadership teams are working to develop a balanced budget that advances the City's Strategic Priorities while recognizing the impact the coronavirus has had on our local economy, residents and businesses.

To deal with a tremendous amount of uncertainty, the City Manager and City's leadership teams developed an innovative approach during the FY 2021 budget process: Category A and Category B funding plans.

The City Manager's recommended budget is constructed around the following:

Personnel

- Adds personnel strategically
- Provides compensation adjustments to remain competitive in the market (salary and benefits) for all employees. Health Insurance increases, market-based competitive salaries, and implementation of the recommended kinds and levels movements that might occur after we complete the review of our position description. Every 1% salary increase will cost \$207,000 in the tax supported funds (\$232,000 in total). A 10% increase in health insurance will be approximately \$420,000.
- Supports development and training to improve employee knowledge, skills, and abilities
- Continues to build partnerships with public and private partners

General

- Property Tax reform will occur. We will continue to wait to see what the final bill looks like.
- Continued implementation of our various plans, including the 2030 Strategic Plan, utility facility plans, Comprehensive Plan, parks improvement plans, and transportation plans. We do a great job linking projects and plans to one another. Where we struggle is in sharing the accomplishments from previous budget years. A new GFOA requirement to have performance measurement system. Performance measurement will allow us to link our budget to our strategic plan and our strategic plan to our outcomes.

- Continued funding of improved technology
- Continued expansion of community branding, talent attraction, work force attraction and business retention.

Capital

- Improvement of existing sidewalks near and around city assets and neighborhoods
- Continued improvements to the City's infrastructure, including parks, trails, streets, water lines, sewer, and pressurized irrigation

Programs & Services

- Increased funding to support our expanding role in public transportation
- Increased fees to maintain and enhance recreation programs and city pool programs
- Establishing a Metropolitan Planning Organization (MPO)
- Implementing Consolidated Plan as a HUD CBDG entitlement community
- Unprecedented Growth – Twin Falls & surrounding communities

The purpose of this presentation is to have a conversation with the City Council regarding the FY2022 budget's connection to the City's Strategic Plan, overall spending, capital projects, and overall strategy regarding property taxes and rate adjustments. The conversation will also help ensure City staff is able to address the Council's priorities for the upcoming fiscal year.

Since FY 2019, the City Council allocated \$770,000 of property tax dollars towards capital projects. The list of projects is decided by the City Council. The FY 2020 budget funded the following Council priority capital projects:

- \$94,745 towards WW utility extension to serve the new hangar area at the airport (total cost was \$130,000)
- \$500,000 for the Harmon Park parking lot @ Elizabeth and Madrona
- \$175,225 towards Wendell Street sidewalk (Robbins Ave. to Falls Ave.) (total cost was \$419,100)

For FY 2022, the City staff is recommending the City Council consider some of the items on the attached list.

- Evil Knievel – construct road and parking lot - \$700,000
- Baxter's Park – Curb, gutter and sidewalk - \$108,629
- Facility improvements at the pool (replace lockers, lane lines, First Aid/CPR tools) - \$25,000

The City's Manager's recommended budget for the 2021 Fiscal Year will be presented to the members of the City Council for its review and deliberation in early July 2021.



Date: Monday, June 7, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for an Annexation and appropriate Zoning District for property located at the Harrison Street and Clinton Drive Intersection c/o Johnny L. Hanchey on behalf of Eternal Life Christian Center, Inc. (PZ21-0028)

On April 27, 2021, the Planning and Zoning Commission recommended a zoning designation of R4 for the subject property by a vote of 5-0.

Time Estimate:

Approximately 15 minutes for staff and applicant presentation with comments and questions after.

Background:

This application is for a request to annex approximately 11.98 (+/-) acres into the city limits.

The subject property, located at Harrison Street and Clinton Street intersection, currently has a zoning designation of R4.

Approval Process:

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the Commission and Council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

NA

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls. Further, being that the subject property will be in the corporate boundaries of the City the property will be eligible to receive City utilities. Finally, the new zoning designation of R4 will allow the property to conform with the uses and property development standards of the R4 Zoning District.

History:

Per City and County records the subject property has been historically used for agricultural purposes. The subject property is currently vacant/undeveloped.

Analysis:

The applicant is requesting the subject property be annexed into the city for the future development of a multi-family subdivision.

The applicant is requesting a zoning designation to remain R4 with the annexation.

The Future land use map shows this area as “Town Neighborhood”. Which identifies duplexes, triplexes, and townhomes as appropriate land uses for this area. Staff believes the applicant’s request for the subject property to be appropriate given the subject property is currently surrounded by residential uses.

Conclusion:

This City Council is tasked to decide whether the subject property shall be annexed into the city with the recommended zoning designation of R4.

The Council may deny the request, approve the request as presented, request a different zoning designation, or request additional information be provided.

Attachments:

1. PZ21-0028 CC SR 06.07.21
2. Vicinity map
3. FLU Map
4. Narrative
5. Property Exhibit
6. 04-27-2021 PZC minutes draft



Comprehensive Staff Report

To: Honorable Mayor and City Council

Presenter: Liz Hart, Senior City Planner

Request: to City Council of an Annexation with a zoning designation of R2 for property located at Harrison Street and Clinton Street Intersection, Parcel ID Number of RP10817E216700.

Application: PZ21-0028

Applicant & Representative:

Eternal Life Christian Center Inc.,
Johnny L. Hanchey
451 Orchard St., Twin Falls, ID 83301

CC Public Hearing: June 7, 2021

Background

This application is for a request to annex approximately 11.98 (+/-) acres into the city limits with a zoning designation of R4.

The subject property, located at Harrison Street and Clinton Street intersection, currently has a zoning designation of R4.

On April 27, 2021, the Planning and Zoning Commission recommended a zoning designation of R4 for the subject property by a vote of 5-0.

History

Per City and County records the subject property has been historically used for agricultural purposes. The subject property is currently vacant/undeveloped.

Approval Process

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the Commission and Council hearings. The Planning & Zoning Commission hearing shall not

consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Regulatory Impact

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls. Further, being that the subject property will be in the corporate boundaries of the City the property will be eligible to receive City utilities. Finally, the new zoning designation of R4 will allow the property to conform with the uses and property development standards of the R4 Zoning District.

Applicable Regulations or Codes

§10-4-5: R4, Residential Medium Density District.

§10-15; Annexation Regulations

Comprehensive Plan Compliance

The Future land use map shows this area as "Town Neighborhood". Which identifies duplexes, triplexes, and townhomes as appropriate land uses for this area. Staff believes the applicant's request for the subject

property to be appropriate given the subject property is currently surrounded by residential uses.

Analysis:

The applicant is requesting the subject property be annexed into the city for the future development of a multi-family subdivision.

The applicant is requesting a zoning designation to remain R4 with the annexation.

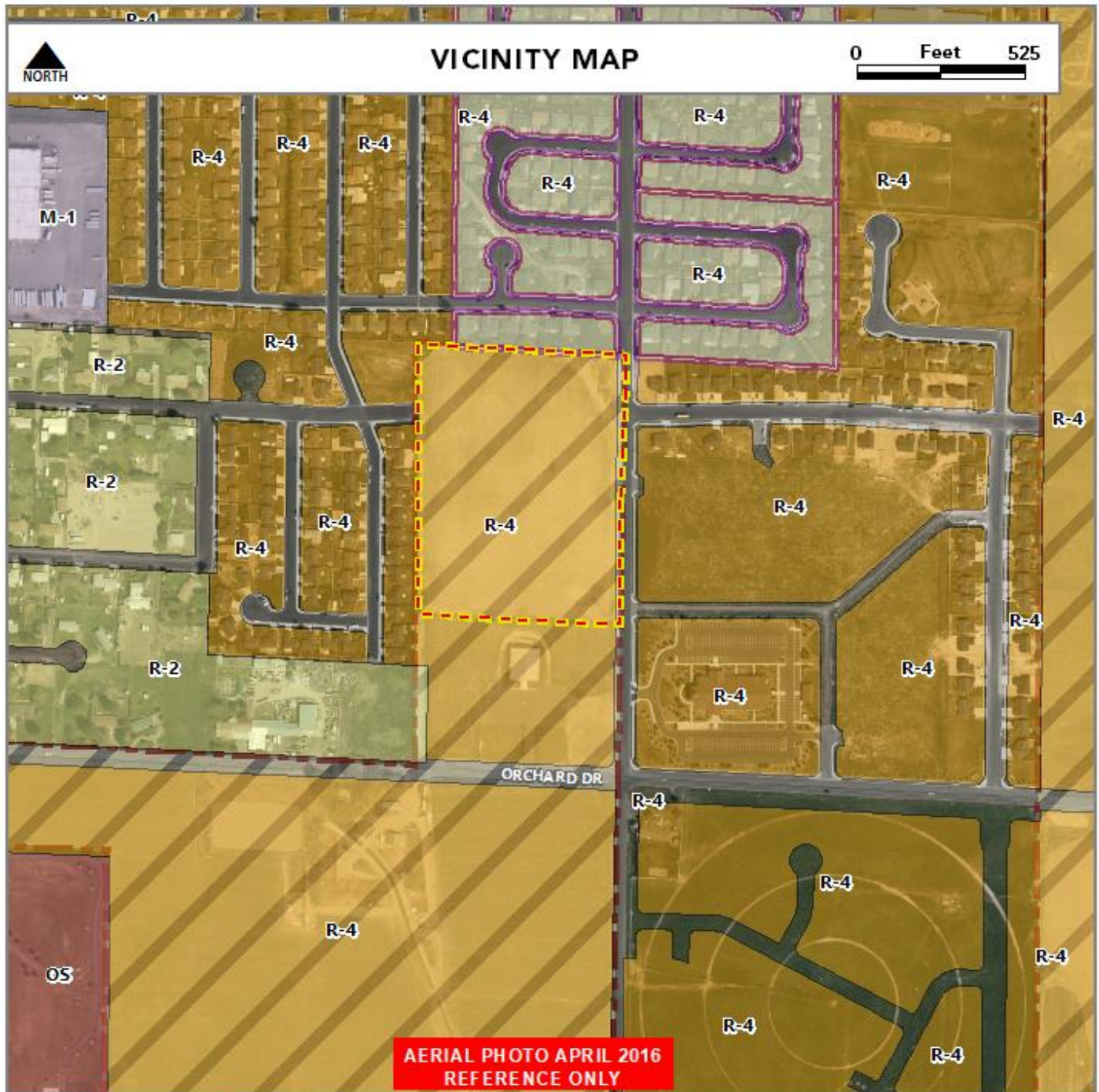
Conclusion

This City Council is tasked to decide whether the subject property shall be annexed into the city with the recommended zoning designation of R4.

The Council may deny the request, approve the request as presented, request a different zoning designation, or request additional information be provided.

Attachments

1. Vicinity Map
2. Future Land Use Map
3. Property Exhibit
4. Narrative
5. 4.27.2021 P&Z Minutes



	PUD		R-2
	M-1		R-4
	OS		A01

Current Zoning: R4
 Comprehensive Plan: Town
 Neighborhood

Existing Land Use: Vacant
 Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R4, Residential

East: R4, Religious Facility,
 Residential

South: R4, Religious Facility,
 Residential

West: R4, Residential

Applicable Regulations

10-4-15 & 10-15



VICINITY MAP

0 Feet 310



- Town Neighborhood
- AOI

03/8/2021

City of Twin Falls
Annexation Application

RE: Harrison Street and Clinton Property Annexation Statement

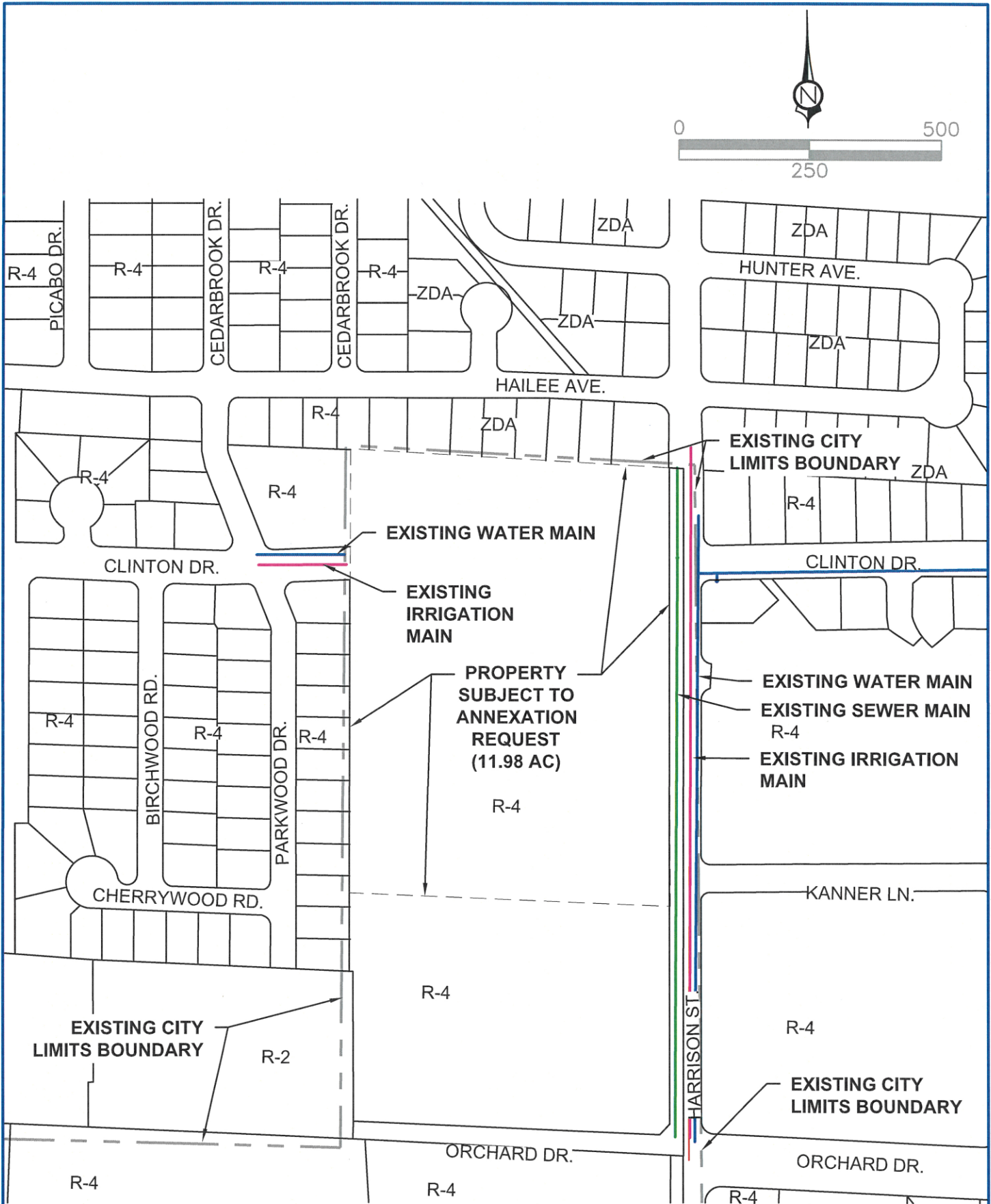
To whom it may concern,

An annexation application has been submitted for the 11.98 Acre property so the developer can subdivide the property and receive city services. The property will be divided into residential lots which comply with the current R-4 zoning. It is anticipated that the property will be used to construct multi-family housing units. It is desired so the property can connect to City sewer, potable water, and pressure irrigation systems which exist adjacent to the property.

The proposed annexation plan complies with the 2016 Comprehensive Plan, Grow with Us, by providing an infill development with approximately 8 dwelling units per acre consisting of multi-family housing units in the area designated as a "Town Neighborhood".

The use is compatible with the existing development which surrounds this property. The adjacent properties are zoned R-4 and the proposed development will also comply with the R-4 zoning code and standards as set forth by the City of Twin Falls. Building heights, building areas, and open space will comply with existing zoning code.

The property is intended to be developed into multi-family housing units. The development will comply with the current R-4 zoning code. It will contain duplex, triplex, and possibly fourplex housing units. The fourplex housing units will be constructed internal to the development and only if a special use permit is obtained. Clinton Drive will be extended through the property, Harrison Street will be widened to provide a full width Minor Collector street cross section, and the interior streets will be constructed as local streets which will comply with the City of Twin Falls development standards.



ANNEXATION EXHIBIT

ETERNAL LIFE CHRISTIAN CENTER

DATE: 3-8-2021
DRAWN BY: S.A.



376 FALLS AVENUE
TWIN FALLS, ID 83301
208.737.0007



Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 27, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Call In Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 820 430 246#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:00 pm
A quorum was present.

Members Present: Titus, Kelley, Hansen, Detweiler, Musser
Staff Present: Spendlove, Hart, Zollinger, Ebersole, Hafer, Vitek, Nope

3) Consent Calendar

MOTION: Commissioner Kelley moved to approve the Consent Calendar, as presented.
Commissioner Hansen seconded the motion.

Approved by a vote of 4-0-1.

- a) Approval of Minutes from the following meeting: April 13, 2021

4) Items of Consideration

5) Public Hearings

- a) Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed into the City located at the Harrison Street and Clinton Drive Intersection c/o Johnny L. Hanchey on behalf of Eternal Life Christian Center, Inc. (PZ21-0028)

Staff Presentation:

Senior Planner Hart presented the request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed into the City located at the Harrison Street and Clinton Drive Intersection c/o Johnny L. Hanchey on behalf of Eternal Life Christian Center, Inc. (PZ21-0028)

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the Commission and Council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Per City and County records the subject property has been historically used for agricultural purposes. The subject property is currently vacant/undeveloped.

The applicant is requesting the subject property be annexed into the city for the future development of a multi-family subdivision.

The applicant is requesting a zoning designation to remain R4 with the annexation.

The Future land use map shows this area as "Town Neighborhood". Which identifies duplexes, triplexes, and townhomes as appropriate land uses for this area. Staff believes the applicant's request for the subject property to be appropriate given the subject property is currently surrounded by residential uses.

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

Applicant Presentation:

Civil Science Engineer Stephen Anderson, applicant representative, presented the request on the appropriate Zoning District for property proposed to be Annexed into the City located at the Harrison Street and Clinton Drive Intersection. He stated the property has been sold and the new owners have the desire to have the property annexed into the City. The property is approximately twelve (12) acres. The new owners have no desire to change the zoning.

PZ/Questions & Comments: none

Public Hearing: Opened and Closed without input

Discussions Followed:

Commissioner Kelley stated he has no concerns about keeping the R4 zoning as it is now, as the property is surrounded by R4 zoning.

MOTION: Commissioner Hansen moved to send a positive recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed into the City located at the Harrison Street and Clinton Drive Intersection c/o Johnny L. Hanchey on behalf of Eternal Life Christian Center, Inc. (PZ21-0028), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0.

- b) Request for a Special Use Permit to allow for an Indoor Recreation Facility (Fun Center) on property located at 170 South Park Avenue c/o Melyssa K. Jensen. (PZ21-0032)

Staff Presentation:

City Planner Zollinger presented the Request for a Special Use Permit to allow for an Indoor Recreation Facility (Fun Center) on property located at 170 South Park Avenue c/o Melyssa K. Jensen. (PZ21-0032)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

The building has most recently been used as a physically therapy medical office but is currently being split to accommodate a couple of different businesses.

The request consists of allowing, through a special use permit, a nerf gun arena located at 170 South Park Ave.

The applicant is requesting the following hours of operation:

Summer Hours: June to August

Sunday, 12pm - 6 pm

Tuesday, Friday, 2pm to 8 pm

Saturday, 12pm to 9pm

Winter hours: September to May

Sunday, 12 pm - 6pm

Tuesday - Thursday, 4pm - 8 pm

Friday, 4pm - 9pm

Saturday, 12pm - 9 pm.

Staff does not anticipate an increase of detrimental impacts from this request on the surrounding properties. The activity permitted through the special use permit will be contained within the building.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Melyssa Jensen, applicant, presented her request for the Special Use Permit to allow for an Indoor Recreation Facility (Fun Center) on property located at 170 South Park Avenue. She stated the facility would be called Blast Masters, and will be a Nerf arena for families. She stated she would like to add something more for the kids to enjoy in the city.

PZ/Questions & Comments:

- Commissioner Hansen asked what the property is currently zoned.
- City Planner Zollinger stated the property is in the C1 zone.

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Hansen stated the allowed hours of operation should adhere to what is allowed in the C1 zone and would like to add a condition to allow the applicant to be open during regular retail hours.

MOTION: Commissioner Hansen moved to add a condition to allow the hours of operation to be consistent with the C1 retail hours of 7:00 am – 10:00 pm.
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0

MOTION: Commissioner Hansen moved to approve the request for a Special Use Permit to allow for an Indoor Recreation Facility (Fun Center) on property located at 170 South Park Avenue c/o Melyssa K. Jensen. (PZ21-0032), as presented, with staff recommendations and the added condition.
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0

6) Upcoming Meeting(s)

- a) Wednesday, May 5, 2021 – Worksession - CANCELLED
Tuesday, May 11, 2021

7) Adjournment

The meeting adjourned at 06:15 PM

Kelli Ebersole, Administrative Assistant